



**ULSTER  
PROPERTY  
SALES®**

**Cavehill  
Branch**

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## 29 BALLYSILLAN ROAD, BELFAST



### Offers In The Region Of £79,950

- Extended Town House
- 2 Bedrooms
- Lounge into bay
- Extended Fitted Kitchen
- Classic White Bathroom
- Gas Fired Central heating
- uPvc Double Glazed Windows & Doors
- Pvc Fascia & Eaves
- Detached Garage

Tenure:

Viewing: Please contact UPS Cavehill Branch

Tel: 028 9072 9270

#### Magnificent Extended Period Town Terrace

A beautifully presented and modernised period town terrace holding a prime position within this most convenient and popular location. The spacious interior comprises 2 bedrooms, the owner has combined bedroom 3 to create a large master bedroom, lounge into bay, extended fitted kitchen and shower room comprising walk-in shower cubicle with power shower. The dwelling further offers uPvc double glazed windows and doors, gas fired central heating, superb roof space with fixed staircase, pvc fascia and eaves, cavity wall insulation and extensive use of wood laminate and ceramic floor coverings. A detached garage, off street car parking and private gardens combine with low outgoings to make this an opportunity not to be missed.

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#### Entrance Hall

UPvc double glazed entrance door, panelled radiator, ceramic tiled floor, under stairs storage, telephone point.

#### Lounge 3.35 x 7.25 into bay (11'0" x 23'9" into bay)

Wood laminate floor, 2 double panelled radiators, uPvc double glazed patio doors.

#### DINING AREA

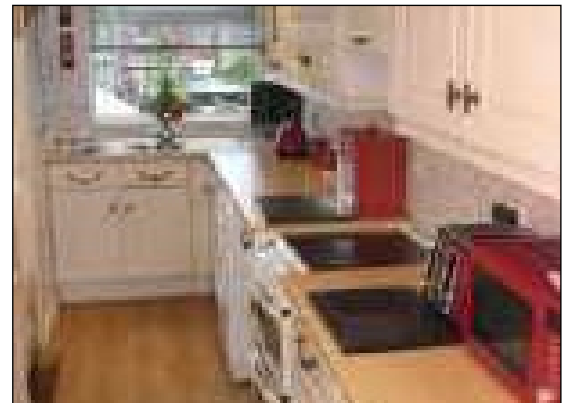


#### Additional Shot



#### Extended Kitchen 6.07 x 1.53 (19'11" x 5'0")

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, integrated extractor fan, plumbed for washing machine, plumbed for dishwasher, fridge/freezer space, glass display unit, partly tiled walls, ceramic tiled floor, dresser unit.



#### FIRST FLOOR

Please note that we have not tested the services or systems in this property. Purchasers should make/commision their own inspections if they feel it is necessary.  
Questions you may have.  
WHICH MORTGAGE WOULD SUIT ME BEST?  
HOW MUCH DEPOSIT WILL I NEED?  
WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions please contact your local branch of Ulster Property Sales.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for our mortgage services. However, as independent mortgage advisors we do offer a purely fee based option charging up to 1.5% of the loan amount.

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PLEASE NOTE : TO AVOID ANY CONFUSION, ULSTER PROPERTY SALES DO NOT CHARGE ANY FEES FOR OUR MORTGAGE SERVICES.